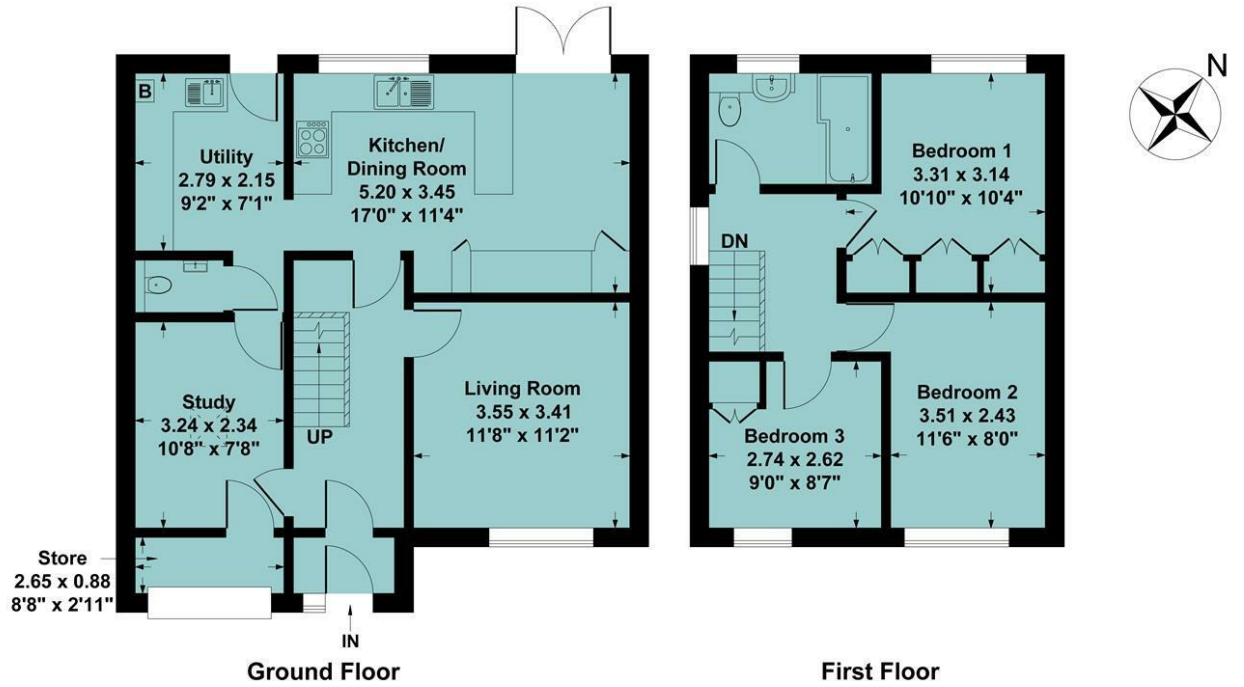


Agents Note

All room dimensions show maximum approximate measurements unless stated to the contrary. Facts provided by the vendors of this property are not a warranty. Room sizes are approximate and rounded and should not be relied upon for carpets and furnishings. Any purchaser is advised to seek professional or specialist advice. The description is not designed to mislead, please feel free to speak with us regarding any aspect unclear before viewing.

Referral fees

Anker and Partners earn supplementary income from various sources relating to the provision, referral and introduction of services and products to our clients and customers. This may be in the form of a fixed fee or a percentage of a premium, fee or invoice. This is not done in all cases and use of these providers/suppliers is not mandatory. Clients are entirely free to choose their own products, services and providers. We declare this intention within our Terms of Business and by signing these documents our clients and customers confirm their agreement in doing so.



Ground Floor

First Floor

Ground Floor Approx Area = 59.82 sq m / 644 sq ft
 First Floor Approx Area = 37.82 sq m / 407 sq ft
 Total Area = 97.64 sq m / 1051 sq ft

Measurements are approximate, not to scale, illustration is for identification purposes only.

www.focuspointhomes.co.uk

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		63	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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PROPERTY MISDESCRIPTIONS ACT 1991: The Agents has not tested any apparatus, equipment, fixtures and fittings, or services, so cannot verify that they are in working order or fit for the purpose. The buyer is advised to obtain verification from his or her Professional Buyer. References to the Tenure of the property are based on information supplied by the Vendor. The agents have not had sight of the title documents. The buyer is advised to obtain verification from their Solicitor. You are advised to check the availability of any property before travelling any distance to view.



69 Chatsworth Drive
 Banbury



69 Chatsworth Drive, Banbury, Oxfordshire, OX16 9TT

Approximate distances

Banbury town centre 1.25 miles
Banbury railway station (rear access) 1 mile
Junction 11 (M40 motorway) 2.5 miles
Stratford upon Avon 21 miles
Leamington Spa 19 miles
Oxford 23 miles

AM IMMACULATLY PRESENTED AND MODERNISED THREE BEDROOM HOME LOCATED ON THE POPULAR CHERWELL HEIGHTS DEVELOPMENT

Entrance porch, entrance hall, cloakroom, living
room, kitchen/dining room, utility room, study,
three bedrooms, family bathroom, rear garden,
driveway to front. Energy rating D.

£385,000 FREEHOLD



Directions

From Banbury Cross proceed in a southerly direction toward Oxford (A4260). Continue past the hospital and Sainsbury's and bear left where signposted to Cherwell Heights just before the flyover. At the roundabout turn left onto Bankside and then take the first turning left again into Chatsworth Drive. The property will be found after approximately 400m on the left hand side.

Situation

BANBURY is conveniently located only two miles from Junction 11 of the M40, putting Oxford (23 miles), Birmingham (43 miles), London (78 miles) and of course the rest of the motorway network within easy reach. There are regular trains from Banbury to London Marylebone (55 mins) and Birmingham Snow Hill (55 mins). Birmingham International airport is 42 miles away for UK, European and New York flights. Some very attractive countryside surrounds and many places of historical interest are within easy reach.

CHERWELL HEIGHTS is a very well regarded development on the south side of the town with amenities which include a Co-op convenience store, opticians, fish and chip shop, Chinese takeaway, The Chatsworth public house/restaurant and two primary schools. There is a regular bus service to and from the town centre.

The Property

69 Chatsworth Drive is an immaculately presented three bedroom link detached home located on the ever popular Cherwell Heights development. Beautifully modernised throughout by the current owner the property offers contemporary living accommodation including an open plan kitchen/diner, utility room, downstairs WC and study. On the first floor there are three generously sized bedrooms and a modern family bathroom. Outside there is a low maintenance rear garden ideal for entertaining as well as driveway parking to the front.

A floorplan has been prepared to show the dimensions and layout of the property as detailed below. Some of the main features are as follows:

* Entrance porch opening to the entrance hall which has stairs to first floor and Karndean flooring which continue throughout the whole of the ground floor

* Warm and cosy living room with window to front.

* Modern open plan kitchen/dining room with wall and base mounted units, integrated oven, with induction hob and extractor over, space for fridge freezer, space for dishwasher, ample space for table and chairs, double doors opening to the rear garden.

* Utility room with sink and drainer, wall and base mounted units, space and plumbing for washing machine and tumble dryer, window and door to garden.

* Downstairs cloakroom with WC and wash hand basin.

* Spacious study with skylight and access to the front of the garage which is now being used as a small storage area.

* First floor landing with window to side.

* The master bedroom is a double with built-in wardrobes and window overlooking the rear garden.

* The second bedroom is also a double.

* Further single bedroom.

* Low maintenance rear garden with patio area ideal for table and chairs ideal for entertaining and a small lawn area with planted borders.

* To the front of the property is a driveway and electric car charging point.

Services

All mains services are connected. The boiler is located in the utility room.

Local Authority

Cherwell District Council. Council tax band C.

Viewing

Strictly by prior arrangement with the Sole Agents Anker & Partners.

Energy rating: D

A copy of the full Energy Performance Certificate is available on request.

Anti Money Laundering Regulations

In accordance with current legal requirements, all prospective purchasers are required to undergo an Anti-Money Laundering (AML) check. An administration fee of £30 plus VAT per applicant will apply. This fee is payable after an offer has been accepted and must be settled before a memorandum of sale can be issued.